



THE CITY OF SAN DIEGO

Date of Notice: November 29, 2004

# NOTICE OF PUBLIC HEARING

## DEVELOPMENT SERVICES DEPARTMENT

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<b>DATE OF HEARING:</b>	<b>Wednesday, December 15, 2004</b>
<b>TIME OF HEARING:</b>	<b>8:30 A.M.</b>
<b>LOCATION OF HEARING:</b>	<b>City Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101</b>
<b>PROJECT TYPE:</b>	<b>Coastal Development Permit, Map Waiver and Waiver of Undergrounding</b>
<b>PROJECT NO:</b>	<b>29723</b>
<b>PROJECT NAME:</b>	<b><u>BENSON CONDO'S</u></b>
<b>APPLICANT:</b>	<b>Ernie Harris</b>
<b>COMMUNITY PLAN AREA:</b>	<b>Mission Beach Precise Plan and Planned District</b>
<b>COUNCIL DISTRICT:</b>	<b>District Two (2)</b>
<b>CITY PROJECT MANAGER:</b>	<b>Robert Korch</b>
<b>PHONE NUMBER:</b>	<b>(619) 446-5229</b>

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As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Coastal Development Permit, Map Waiver and Waiver of Undergrounding to demolish an existing residence and construct two new residential dwelling units for condominium ownership on a 2,430 square-foot lot zoned R-S and located at 3656 Bayside Walk within the boundaries of the Mission Beach Precise Plan and Planned District, the Coastal Overlay Zone (appealable area), Coastal Height Limit and Beach Parking Impact area.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. To file an appeal to the Planning Commission contact staff at the Planning Department, 202 "C" Street, Fifth Floor, San Diego, California. The appeal must be made within 10 working days of the Hearing Officer's decision.

The certification of an Environmental Impact Report, adoption of a Mitigated Negative Declaration or Negative Declaration, or determination that the project is exempt from the California Environmental Quality may be appealed to the City Council **after all other appeal rights have been exhausted**. All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Planning Commission's certification/adoption of the environmental document. The proper forms are available from the City Clerk's Office, located on the second floor of the City Administration Building, 202 C Street, San Diego, CA 92101.

The decision made by the Planning Commission is the final decision by the City.

Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within 10 working days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego, Development Services Department.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services Program Coordinator at 236-5679, at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Job Order No. 42-2503